

**Planning and Zoning Commission Meeting Minutes
October 25, 2021**

A regular meeting of the City of Yuma Planning and Zoning Commission was held on Monday, October 25, 2021, at the City of Yuma Council Chambers, One City Plaza, Yuma, Arizona.

PLANNING AND ZONING COMMISSION MEMBERS present were Chairman Chris Hamel, and Commissioners Lorraine Arney, Branden Freeman, Gregory Counts and Barbara Beam. Vice-Chairman Fred Dammeyer and Commissioner Joshua Scott were absent.

STAFF MEMBERS present included Scott McCoy, Assistant City Attorney; Randall Crist, Director of Building Safety; Tim Bourcier, Director of Planning and Neighborhood Services; Alyssa Linville, Assistant Director of Planning and Neighborhood Services; Andrew McGarvie, Engineering Manager; Robert Blevins, Principal Planner; Chad Brown, Associate Planner; Amelia Griffin, Associate Planner; Erika Peterson, Assistant Planner; Alexis Garcia, Assistant Planner and Lizbeth Sanchez, Administrative Specialist.

Chairman Chris Hamel called the meeting to order at 4:30 p.m., and noted there was a quorum present.

CONSENT CALENDAR

MINUTES – October 11, 2021

WITHDRAWALS BY APPLICANT – None

CONTINUANCES – None

APPROVALS – None

Motion by Counts, second by Arney, to APPROVE the Consent Calendar as presented. Motion carried unanimously, (5-0) with two absent.

Action Items –

SUBD-36360-2021: *This is a request by Dahl, Robins & Associates, Inc., on behalf of Piramide Contractors, Inc., for the approval of the preliminary plat for the Los Agaves Subdivision, located within the Infill Overlay (IO). This subdivision will contain approximately 1.61 acres and is proposed to be divided into 12 lots, ranging in size from 5,285 square feet to 5,399 square feet. The subject properties are identified by the addresses 1410, 1422, and 1400 W. 9th St. as well as 820 W. 8th Pl.*

Chad Brown, Associate Planner, summarized the staff report and recommended APPROVAL.

QUESTIONS FOR STAFF

None

APPLICANT/APPLICANT'S REPRESENTATIVE

None

PUBLIC COMMENT

None

Motion by Beam, second by Arney to APPROVE SUBD-36360-2021 as presented, subject to the Conditions of Approval in Attachment A, and with the modification to Condition #7 to now read "The City of Yuma will abandon the existing ten (10') feet wide ally to the adjoining property

owner/developer in exchange for a dedication to City of Yuma of a 20 feet wide sewer easement, extending 10 feet into each lot from the centerline of the old alley, and with the adjoining lot walls beginning at the outside edge of this easement. No walls within the easement area” and to the modification to Condition #8 to now read “The owner/developer shall construct a 4” thick ABC access road over easement area for City Utility use”. Motion carried unanimously (5-0), with two absent.

SUBD-36346-2021: *This is a request by Dahl, Robins & Associates, Inc., on behalf of Piramide Contractors, Inc., for the approval of the final plat for the Los Agaves Subdivision, located within the Infill Overlay (IO). This subdivision will contain approximately 1.61 acres and is proposed to be divided into 12 lots, ranging in size from 5,285 square feet to 5,399 square feet. The subject properties are identified by the addresses 1410, 1422, and 1400 W. 9th St. as well as 820 W. 8th Pl.*

Chad Brown, Associate Planner, summarized the staff report and recommended **APPROVAL**.

QUESTIONS FOR STAFF

None

APPLICANT/APPLICANT’S REPRESENTATIVE

None

PUBLIC COMMENT

None

Motion by Arney, second by Freeman to **APPROVE SUBD-36346-2021** as presented, subject to the Conditions of Approval in Attachment A and with the modification to Condition #7 to now read “The City of Yuma will abandon the existing ten (10’) feet wide ally to the adjoining property owner/developer in exchange for a dedication to City of Yuma of a 20 feet wide sewer easement, extending 10 feet into each lot from the centerline of the old alley, and with the adjoining lot walls beginning at the outside edge of this easement. No walls within the easement area” and to the modification to Condition #8 to now read “The owner/developer shall construct a 4” thick ABC access road over easement area for City Utility use”. Motion carried unanimously (5-0), with two absent.

Public Hearings –

ZONE-36467-2021: *This is a request by Jorge A. and Yolanda Villaseñor to rezone two parcels, approximately 7,000 square feet each, from the Light Industrial (L-I) District to the Low Density Residential (R-1-6) District, while maintaining the Infill Overlay (IO) District, for the properties located at the 1027 S. 1st Avenue.*

Erika Peterson, Assistant Planner, summarized the staff report and recommended **APPROVAL**.

QUESTIONS FOR STAFF

None

APPLICANT/APPLICANT’S REPRESENTATIVE

None

PUBLIC COMMENT

None

Motion by Freeman, second by Counts to **APPROVE ZONE-36467-2021** as presented, subject to the Conditions of Approval in Attachment A. Motion carried unanimously (5-0), with two absent.

ZONE-36473-2021: *This is a request by Dahl, Robins & Associates, Inc., on behalf of South Avenue B, LLC, to rezone approximately 5.8 acres from the Medium Density Residential/Planned Unit Development (R-2/PUD) District to the Medium Density Residential (R-2) District and the High Density Residential (R-3) District, for the property located at 1421 S. Avenue B, Yuma, AZ.*

Amelia Griffin, Associate Planner, summarized the staff report and recommended **APPROVAL.**

QUESTIONS FOR STAFF

Chairman Hamel asked if the property located to the south of the undeveloped lot was zoned as medium or low density. **Griffin** replied that the property was zoned high density residential.

Commissioner Arney asked if there was a site plan or elevation plan available. **Griffin** replied that there was not. **Arney** asked if a traffic study would be done, noting that the traffic on Avenue B was a concern. **Engineering Manager, Andrew McGarvie** replied that there would be no traffic study based on the maximum number of apartments that could be built.

Commissioner Beam asked if the subject property and the property to the north, both build apartments with 99 units, would a traffic study be done then. **McGarvie** replied no, and added that traffic studies were determined based on individual developments.

Commissioner Counts asked if the R-2 and R-3 lots would be tied together in the future. **Griffin** replied that she is unaware.

Arney asked about the ingress and egress of the property and also asked how the police and fire department would enter the property. **McGarvie** replied that this would be determined when they have development plans for the property. **McGarvie** noted that tonight's meeting was just to rezone the land.

Commissioner Freeman asked if the ingress, egress and traffic flow concerns would be addressed once a development plan was submitted for the subject property. **Griffin** replied yes.

Beam said that if the rezone request was approved there would be no traffic study done. **Griffin** clarified that a traffic study would not be done due to the number of apartments allowed but that the concerns regarding ingress and egress would be addressed once development plans were available.

Assistant City Attorney, Scott McCoy noted that the commission would only be making a recommendation to City Council on the rezoning request for the property and once there were development plans for the lot they would have to be in compliance with the City's development standards.

APPLICANT/APPLICANT'S REPRESENTATIVE

Kevin Dahl, Dahl Robins & Associates 1560 S. 5th Ave, Yuma, AZ commented that the land use designation was approved by the Planning and Zoning Commission in 2016 and that this request was an attempt by the applicant to complete the zoning process.

PUBLIC COMMENT

John & Mary Yashkus, 1409 S Ave Yuma, AZ stated that they were opposed to the rezone request and expressed concerns about a potential increase in traffic.

Craig Heiber, 1430 S Ave B, Yuma, AZ also expressed his concerns about a potential increase in traffic.

Arney said that to make a decision the commission needed more information. **Arney** proposed a motion to continue this case until more information could be provided.

Hamel reminded the commission that at this stage of the rezoning request, the applicant is not required to provide a site plan or elevation plan.

Freeman asked if they could approve the zoning with a condition to have a traffic study done for any future development. McCoy said yes.

Beam expressed her desire to have more information about the proposed development made available to the commission earlier in the rezoning process.

Hamel stated that he would like the commission to either approve or deny the request based on the information provided.

Arney withdrew her motion to continue the case.

Motion by Arney, second by Counts to DENY ZONE-36473-2021 as presented. Motion carried (3-2), with Chairman Hamel and Commissioner Freeman voting Nay, with two absent.

INFORMATION ITEMS

Staff

Linville introduced Tim Bourcier as the new Planning and Neighborhood Services Director.

Commission

None

Public

None

ADJOURNMENT

Hamel adjourned the meeting at 5:27 p.m.

Minutes approved this 8 day of November, 2021



Chairman